

INTRODUCTION

The revised [Tehama County Housing Element] was prepared in order to meet the requirements of State of California Government Code Section 65588 (b) which states:

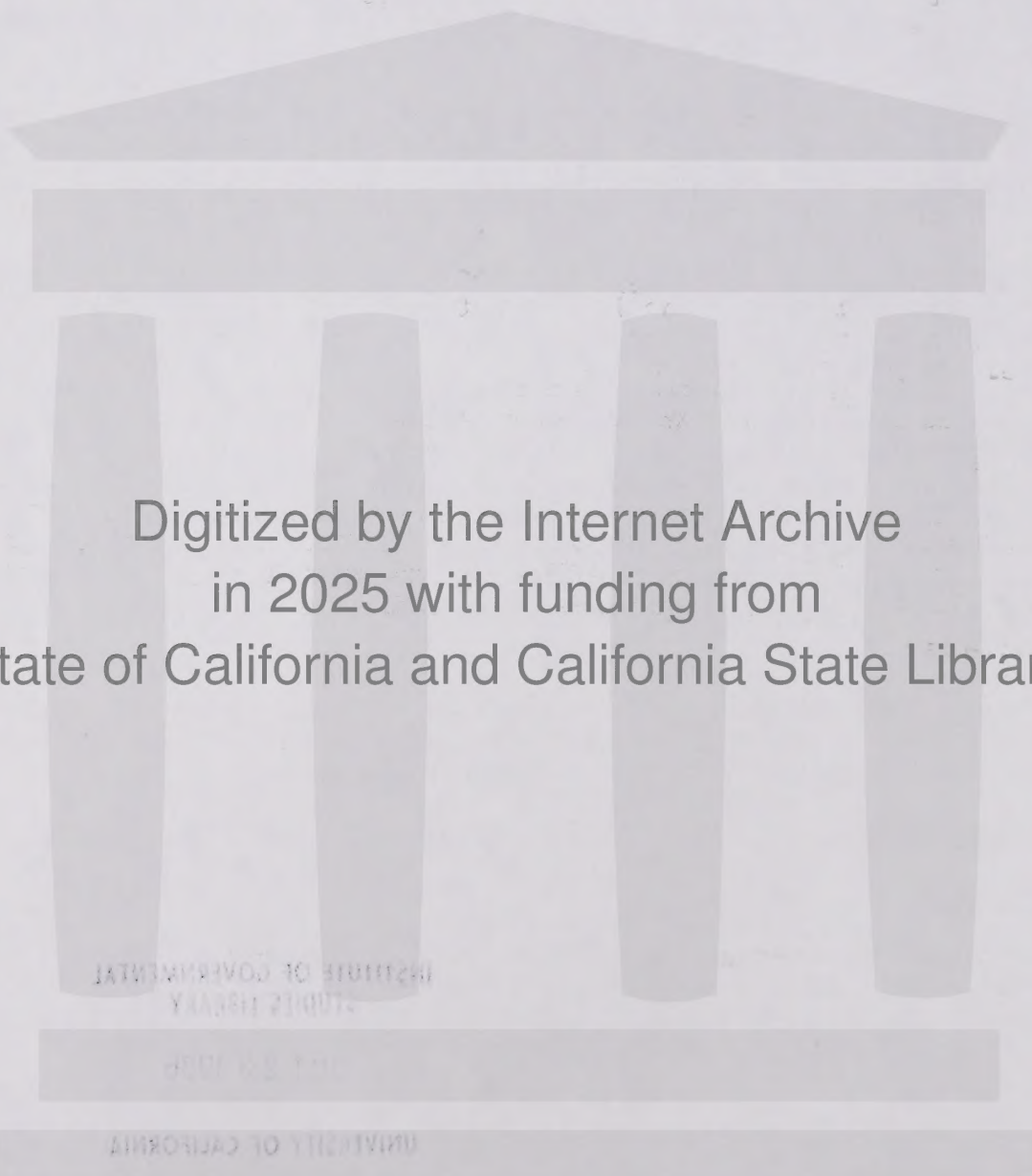
The housing element shall be revised as appropriate, but not less than every five years, to reflect the results of this periodic review, except that the first such revision shall be accomplished by July 1, 1984.

The Housing Element adopted in 1983 was prepared by the Tri-County Planning Council, a group composed of Colusa, Glenn and Tehama Counties and the cities within those counties. This revision reflects only the changes for Tehama County and the unincorporated area of Tehama County. This revision is divided into two (2) parts. Part I contains the revised policies and program and Part II contains updated Tables and Figures where new information is available from the 1980 Census or the State Department of Finance. The updated statistical data provides more current information on the socio-economic profile of Tehama County and housing needs.

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I. POLICIES AND PROGRAM

Policy 1

To become actively involved in federal and state housing assistance programs directed toward new construction, rental assistance and rehabilitation. The local government will apply for such assistance where appropriate to local needs and contingent upon the determination that a reasonable probability of success in securing funds can be assured.

Action: The Tehama County Board of Supervisors contracted with RCAC, Rural Community Assistance Corporation, and Chuck Prince to prepare Community Development Block Grant (CDBG) application for 1983-84 and 1984-85 funding cycles.

Implementation Schedule: The Board of Supervisors contracted for applications and both the 1983-84 and 1984-85 applications were funded by the State Department of Housing and Community Development.

Policy 2

To encourage the use of federal and state housing programs by the private sector, non-profit corporations, and individuals for the purpose of expanding housing opportunities for persons of low and moderate incomes. Active support will be given to those programs which are privately initiated.

Action: The Tehama County Planning Department will serve as a referral agency to provide local developers with any available information on government programs.

Implementation Schedule: Immediate and ongoing.

Policy 3

Undertake strategies to remove government and market constraints on the provision of adequate housing opportunities. Administrative and/or service system capacities will be expanded where necessary to achieve this objective.

Action: Tehama County adopted a revised General Plan and comprehensive Zoning Ordinance in March and April of 1983 respectively. These actions increased the opportunities for the provision of adequate housing through the classification and rezoning of lands to suburban and urban uses which were heretofore unclassified. This action is based upon a 10 to 20 year needs analysis which was not present in previous County plans.

Implementation Schedule: Immediate and ongoing

Policy 4

Encourage residential builders and developers to provide for the inclusion of dwelling units suitable for sale or rent to low-moderate income households within new residential developments through the provision of incentives.

Action: Tehama County has adopted a Second Residence Ordinance that allows a second dwelling unit for elderly relatives to the property owners and an Ordinance that allows additional residences for caretakers or farm labor housing in agricultural districts. These Ordinances have provided for an increase in the potential rental housing sites as well as providing housing for special needs such as the elderly and low income family.

Implementation Schedule: Immediate and ongoing.

Policy 5

Accommodate manufactured housing within existing community fabric and adopt design standards assuring its compatibility with the host community character.

Action: Mobilehomes are allowed in all agricultural zones and in all residential districts with Mobilehome Overlay provisions. This accounts for about 75% of the lands in the unincorporated area of the County.

Implementation Schedule: In effect and ongoing.

Policy 6

Monitor the conversion of rental housing to condominiums and, if necessary, adopt an Ordinance regulating future conversions.

Action: As of this date there have been no condominium conversions in the unincorporated area of Tehama County.

Implementation Schedule: A Condominium Conversion Ordinance will be enacted when it appears adverse effects may occur to the rental housing market.

Policy 7

Encourage conformance with building codes through enforcement procedures to ensure that housing is of safe and sanitary construction and that hazards to public health and safety do not exist.

Action: The Tehama County Building and Safety Department will continue to "red tag" procedures identifying dilapidated structures.

Implementation Schedule: In effect and ongoing.

Policy 8

Develop adequate housing for migrant farmworkers and their families on a seasonal basis.

Action: The provision for additional dwelling units in the agricultural districts have made more locations available for farmworker housing. The Farmworker Housing Development Committee has been formed and Tehama County supports its efforts.

Implementation Schedule: In effect and ongoing.

Policy 9

Encourage and support the development of farmworker housing.

Action: See action under Policy 8.

Implementation Schedule: These are ongoing projects.

Policy 10

Encourage the local building industry to present written and oral input to local government as to measures which may be taken to meet the housing needs of the local population.

Action: The local building industry is active in providing input to County officials..

Implementation Schedule: Policy changes are ongoing.

Policy 11

Establish an Equal Opportunity Housing Program in Tehama County to promote housing opportunities and provide information and referrals regarding fair housing.

Action: Tehama County has designated the Planning Department as the Fair Housing Information and Referral Office and has fulfilled an agreement made with the Fair Employment and Housing Commission and continues to refer housing complaints to the appropriate State Agency.

Implementation Schedule: Ongoing

II. SOCIO-ECONOMIC DATA AND HOUSING NEEDS

HOUSEHOLDS

Current estimates of the number of households and the number of housing units are shown in Table 1. The vacancy rate for Tehama County was 10.17% and for the unincorporated area was 13.28% in 1983. An average vacancy rate is considered to be 5%. Since the vacancy rate in Tehama County is higher, this is one indication that adequate housing is available. The vacancy rate for Tehama County has increased from the 4.02% reported in the 1983 Housing Element.

Table 1 (Table 7 Revised)

1983 POPULATION, HOUSING UNITS AND VACANCY RATES
FOR TEHAMA COUNTY

	Popula- tion in Households	Occupied Households	Housing Units	Average Household Size	Percent Vacant
Tehama County	41,877	15,824	17,616	2.624	10.17%
Unincor- porated County	25,837	9,530	10,099	2.703	13.28%

Source: Department of Finance

EMPLOYMENT

Agriculture, government and manufacturing continue to employ the largest number of workers in Tehama County. Although the numbers presented in Table 2 are averages there is quite a seasonal variation in the monthly employment figures for Tehama County.

Table 2 (Figure 3 Revised)

1983 AVERAGE EMPLOYMENT - TEHAMA COUNTY

	<u>Number</u>	<u>Percent</u>
1. Agriculture	1,050	9.44%
2. Construction/Mining	325	2.92%
3. Manufacturing	2,575	23.15%
4. Transportation/ Public Utility	475	4.27%
5. Trade - Wholesale	150	1.35%
6. Trade - Retail	1,950	17.53%
7. Finance - Insurance Real Estate	350	3.15%
8. Services	1,775	15.95%
9. Government	2,475	22.25%
	<u>11,125</u>	<u>100.00%</u>

Source: Tehama County Office of Employment and Training

HOUSEHOLD PROJECTIONS

Household projections have been reduced from those presented in the 1983 Housing Element based on the estimates for 1983 prepared by the California State Department of Finance. However, the number of households is still expected to increase each year as is shown in Table 3.

Table 3 (Table 8 Revised)

1983 HOUSEHOLD ESTIMATES AND PROJECTIONS FOR TEHAMA COUNTY

	<u>1983*</u>	<u>1984</u>	<u>1985</u>	<u>1989</u>
Tehama County	15,824	16,647	17,513	18,900
Unincorporated Area	9,530	10,025	10,546	11,340

* Actual Number according to State Department of Finance.

TYPE OF OCCUPANCY

The type of household, owner or renter, is shown in Table 4 for all of Tehama County. This table gives an idea of the current housing mix in the County. 71.6% of the households are owners and 28.4% are renters.

Table 4 (Table 9 Revised)

1980 TYPE OF OCCUPANCY - TEHAMA COUNTY

	<u>OWNER</u>		<u>RENTER</u>		<u>TOTAL OCCUPIED HOUSEHOLDS</u>	
	Number	%	Number	%	Number	%
Tehama County	11,330	71.6%	4,494	28.4%	15,824	100%

Source: 1983 Figures - Department of Finance

HOUSEHOLDS BY INCOME GROUP

Income data derived from the Tri-County Council of Governments for Tehama County is presented in Table 5. Households are classified as to income level relative to the County median household income which was \$13,425 according to the 1980 census. Definitions of the income groups are established by the State Department of Housing and Community Development.

The percentage of households classified as "very low-income" has remained the same but the percentage of households classified as "other low-income" has increased since 1970. The percentage of households classified as "moderate-income" and "above-moderate income" has declined since 1970.

Table 5 (Table 10 Revised)

1983 ESTIMATED HOUSEHOLDS BY INCOME GROUP-TEHAMA COUNTY

	<u>VERY LOW</u>		<u>OTHER LOW</u>		<u>MODERATE</u>		<u>ABOVE MODERATE</u>		<u>TOTAL</u>	
	<u>Number</u>	<u>%</u>	<u>Number</u>	<u>%</u>	<u>Number</u>	<u>%</u>	<u>Number</u>	<u>%</u>	<u>Number</u>	<u>%</u>
Tehama County	3822	23	2492	16	4238	27	5272	34	15824	100
	(50% of median household income)		not higher than median income (\$13,425 in 1979)		not higher than 120% of median income		higher than 120% of median income			

ETHNIC DISABLED AND AGE CHARACTERISTICS IN
TEHAMA COUNTY

The ethnic background of the 1980 population of Tehama County is shown in Table 6 as is data on the number of disabled in the County. This information is presented in order to indicate the relative presence of certain groups which may have special housing needs.

The projected age distribution of the County in 1985 is shown in Table 7 for the same reason.

Table 6

ETHNIC AND DISABLED CHARACTERISTICS-TEHAMA COUNTY

1980 DISABILITY DATA - TEHAMA COUNTY

with work disability in labor force	877
not in labor force:	
prevented from working	1651
not prevented from working	300
no work disability	14703

Public Transportation Disability

Age 16 to 59	
with public transportation disability	300
no public transportation disability	21399
Age 60 to 64	
with public transportation disability	94
no public transportation disability	2130

Source: 1980 Census

Table 6 (Figure 4 Revised)

ETHNIC AND DISABLED CHARACTERISTICS-TEHAMA COUNTY

1980 ETHNIC GROUPS-TEHAMA COUNTY

	<u>WHITE</u>		<u>BLACK</u>		<u>INDIAN</u>		<u>ASIAN</u>		<u>OTHER</u>		<u>TOTAL</u>		<u>SPANISH*</u>	
	<u>Number</u>	<u>%</u>	<u>Number</u>	<u>%</u>	<u>Number</u>	<u>%</u>	<u>Number</u>	<u>%</u>	<u>Number</u>	<u>%</u>	<u>Number</u>	<u>%</u>	<u>Number</u>	<u>%</u>
ehama ounty	37017	95.19	58	0.15	701	1.80	264	0.68	848	2.18	38888	100	2093	5.38
inincor- orated	23447	95.19	37	0.15	443	1.80	168	0.68	537	2.18	24632	100	1325	5.38

Source: 1980 Census

* Persons of Spanish origin may be
from any group

Table 7 (Table 11 Revised)
1985 AGE PROJECTIONS-TEHAMA COUNTY

<u>AGE</u>	<u>NUMBER</u>	<u>PERCENT</u>
0-4	3468	7.81%
5-9	3167	7.13%
10-14	3032	6.83%
15-19	2871	6.47%
20-64	25,052	56.42%
65+	<u>6811</u>	<u>15.34%</u>
Total	44,401	100.00%

Source: State Department of Finance

TYPE OF HOUSING

The number of existing housing units by type is shown in Table 8. In the unincorporated area mobilehomes account for over 30 percent of the existing housing stock.

Table 8 (Table 13 Revised)

1983 HOUSING UNIT BY TYPE FOR TEHAMA COUNTY

	<u>1</u>		<u>2 - 4</u>		<u>5+</u>		<u>Mobilehome</u>	<u>Total</u>	
	<u>Number</u>	<u>%</u>	<u>Number</u>	<u>%</u>	<u>Number</u>	<u>%</u>	<u>Number</u>	<u>%</u>	<u>%</u>
Tehama County	11039	62.66	1347	7.65	1388	7.88	3842	21.81	17616 100
Unincor- porated	6750	61.42	553	5.03	276	2.51	3411	31.04	10990 100

Source: State Department of Finance

COST OF HOUSING AND INCOME

The number of households paying more than 34% of the household income for rent or homeowner costs is shown in Table 9. Traditionally households paying more than 25% of the household income for rent or homeowner costs are considered to need housing assistance. Even using the higher figure of 34% there were 1120 renters in need of housing assistance and 816 homeowners in need of housing assistance in Tehama County in 1980. These numbers represent 33% of the renters and 13% of the homeowners.

Overcrowding has not increased since 1970 as is shown in Table 10.

Table 9 (Table 20 Revised)

1980 HOUSEHOLD INCOME AND RENT FOR TEHAMA COUNTY

Rent as %
of income

	<u>HOUSEHOLD INCOME</u>					
	<u>0- \$4,999</u>	<u>\$5,000- \$9,999</u>	<u>\$10,000- \$14,999</u>	<u>\$15,000- 19,000</u>	<u>\$20,000+</u>	<u>Total</u>
0-19%	15	123	264	324	503	1229
20-24%	30	146	206	64	26	472
25-34%	125	231	177	24	27	584
35+ %	<u>735</u>	<u>346</u>	<u>39</u>	<u>--</u>	<u>--</u>	<u>1120</u>
Total	905	846	686	412	556	5405

Source: 1980 Census

(part of Table 9)

1980 HOUSEHOLD INCOME AND HOMEOWNER COSTS FOR TEHAMA COUNTY

Homeowner cost
as % of income

	<u>HOUSEHOLD INCOME</u>					<u>Total</u>
	<u>0- \$4,999</u>	<u>\$5,000- \$9,999</u>	<u>\$10,000- \$14,999</u>	<u>\$15,000- \$19,999</u>	<u>\$20,000+</u>	
0-19%	145	521	471	694	2029	3860
20-24%	97	103	142	125	297	764
25-34%	120	187	180	143	122	752
35+ %	<u>326</u>	<u>217</u>	<u>101</u>	<u>91</u>	<u>81</u>	<u>816</u>
Total	688	1028	894	1053	2529	6192

Source: 1980 Census

Table 10 (Table 22. Revised)

OVERCROWDED* HOUSEHOLDS IN 1980 FOR TEHAMA COUNTY

<u>Persons Per Room</u>	<u>Number</u>	<u>Percent</u>
1.0 or fewer	12336	93.0
More than 1.0	928	7.0
Total	13264	100.0

* Overcrowded is defined by HCD as more than one person per room.

Source: 1980 Census Data

HOUSING NEEDS

Housing units needed by 1985 and 1989 are shown in Table 11. The number of housing units needed for each income group is estimated in Table 10. The Housing Element will serve an important purpose in emphasizing the need for low and moderate-income housing. It is expected that mobilehomes and second dwelling units will provide a large percentage of housing for these groups within the unincorporated area of Tehama County.

The 1983 Housing Element included estimates for "expected removals". This information has not been included in this revision because the actual number of houses removed per year in the unincorporated area of Tehama County is so small that it does not affect the overall housing picture. Although the housing stock in Tehama County might be considered "old" remodeling is far more common than removal of the housing unit.

Table 11 (Table 17 Revised)

HOUSING UNITS NEEDED BY 1984 AND 1989 FOR TEHAMA COUNTY

	Existing Housing Units <u>1983</u>	Needed Housing Units <u>1984</u>	New Construc- tion Required <u>1984-85</u>	Needed Housing Units <u>1989</u>	New Construc- tion Required <u>1984-89</u>
Tehama County	17616	18177	561	20979	2802
Unincor- porated	10990	11338	348	13078	1740



Table 12 (Table 18 Revised)

1984 AND 1990 PROJECTED NEW CONSTRUCTION NEED BY INCOME GROUP FOR TEHAMA COUNTY

1984	<u>Very Low</u>		<u>Other Low</u>		<u>Moderate</u>		<u>Total Low-Moderate</u>		<u>Above Moderate</u>		<u>Total</u>	
	<u>Units</u>	<u>%</u>	<u>Units</u>	<u>%</u>	<u>Units</u>	<u>%</u>	<u>Units</u>	<u>%</u>	<u>Units</u>	<u>%</u>	<u>Units</u>	<u>%</u>
Tehama County	129	23	90	16	151	27	370	66	191	34	561	100
Unincorporated	80	23	56	16	90	26	226	65	122	35	348	100
1985-1989												
Tehama County	644	23	448	16	757	27	1849	66	953	34	2802	100
Unincorporated	400	23	278	16	452	26	1130	65	610	35	1740	100